

Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, August 26, 2021 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 29, 2021 RPC Minutes
- Executive Committee Minutes of August 18, 2021
- Statement of Policy

POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #02-21 Amendment to the Subdivision Regulations of Delaware County

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
10-13.2	Glenmead, Section 2	Berlin	26 lots / 21.899 acres
30-19.6.A	Liberty Grand District, Sec. 6, Ph. A	Liberty	17 lots / 5.669 acres
30-19.6.B	Liberty Grand District, Sec. 6, Ph. B	Liberty	34 lots / 6.810 acres

ZONING MAP/TEXT AMENDMENTS

34-21 ZON	Brown Twp. Zoning Commission -text amendments - Articles 7, 8, 13 and new 7A		
35-21 ZON	Schottenstein Real Estate Group LLC - Orange Twp. - 54.38 acres from C-2, FR-1 to RCOD		
36-21 ZON	Matt Poindexter - Orange Twp. - 2.109 acres from FR-1 to RCOD		
37-21 ZON	James Spencer and Jack Nelson - Delaware Twp. - 5.01 acres from FR-1 to PC		

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
24-21	Berkshire Crossing	Berkshire	101 lots / 36.135 acres
15-21	Tranel CAD	Radnor	3 lots / 8.195 acres

OTHER BUSINESS

- Appointment of the Nominating Committee for Executive Committee members

ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairman Stites called the meeting to order at 6:35 p.m.
- **Roll Call** (from Subdivision Regulations hearing immediately prior to the regular meeting)
Representatives: David Weade, Susan Kuba, Ric Irvine, Duane Matlack, Gary Merrell, Jill Love, Joe Shafer, Dave Stites, Hunter Rayfield, James Hatten, Ed Snodgrass, Dan Boysel, Herb Ligocki, Bonnie Newland, Mike Dattilo and Doug Price. **Alternates:** Dustin Kent, Mike Love, Brett Weimken, Cindi Cooper, and Zach Dowley (A). **Staff:** Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.
- **Approval of the July 29, 2021 RPC Minutes**
Mrs. Kuba made a motion to Approve the minutes from the last meeting. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- **August 18, 2021 Executive Committee Minutes**

1. **Call to order**

Vice Chair Kuba called the meeting to order at 8:45 a.m. Present: Susan Kuba, Gary Merrell and Mike Frommer. Absent: Dave Stites and Michele Boni. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from July 28, 2021**

Mr. Frommer made a motion to Approve the minutes from the July 28th meeting, seconded by Mr. Merrell. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for July

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,845.00	\$15,375.00
Fees A (Site Review)	(4202)	\$900.00	\$7,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$200.00	\$2,600.00
Membership Fees	(4204)		\$199,135.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$480.20
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,000.00	\$58,251.40
Charges for Serv. B (Final. Appl.)	(4231)	\$28,000.00	\$72,871.80
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$900.00	\$3,900.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$740.00	\$16,035.00

Soil & Water Fees	(4243)	\$625.00	\$8,100.00
Commissioner’s fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$4.00	\$84.00
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$1,845.00	\$15,375.00
TOTAL RECEIPTS		\$35,864.00	\$387,534.46

Balance after receipts	\$1,224,694.92
Expenditures	- \$ 49,684.88
End of July balance (carry forward)	\$1,175,010.04

Mr. Frommer made a motion to Approve the Financial reports as presented, subject to Audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried

- August RPC Preliminary Agenda

- 1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• Zortman CAD	Kingston	3 lots / 24.24 acres

- 2.) ZONING MAP/TEXT AMENDMENTS
 - Brown Township Zoning Commission – text amendments
 - Schottenstein Real Estate Group LLC – Orange Twp. – 54.38 acres from C-2, FR-1 to RCOD
 - Matt Poindexter – Orange Twp. – 2.109 acres from FR-1 to RCOD
 - James Spencer and Jack Nelson – Delaware Twp. – 5.01 acres from FR-1 to PC

- 3.) SUBDIVISION PROJECTS

	<u>Township</u>	<u>Lots/Acres</u>
<u>Preliminary</u>		
• Berkshire Crossing	Berkshire	101 lots / 36.135 acres
• Tranel CAD	Radnor	3 lots / 8.195 acres
<u>Final</u>		
• Glenmead, Section 2	Berlin	26 lots / 21.899 acres
• Liberty Grand District, Sec. 6, Ph. A	Liberty	17 lots / 5.669 acres
• Liberty Grand District, Sec. 6, Ph. B	Liberty	34 lots / 6.810 acres

- Director’s Report
 - 1.) **Executive Committee** – Chairman Stites has a plan for appointing a Nominating Committee this month. Commission to vote on 2 new members at the September RPC meeting.
 - 2.) **Zoning Training** - Saturday morning, August 28th, from 9:00 a.m. to 12:00 p.m. with Pete Griggs and staff, in the Hayes Building.

- 3.) **2020 Census** – Numbers finally out. RPC staff set up some initial pdfs with total population figures and county-based racial makeup. Da-Wei created a **dashboard** for access to specific jurisdiction information. We pushed **two e-mails** out to our master e-mail list as well as county elected officials and directors and posted on **LinkedIn**. Continuing to create some static maps (pdfs) showing growth patterns in various formats.
- 4.) Attended in-person **Transportation Advisory Committee** at MORPC.
- 5.) **Subdivision Regulations** – Hearing scheduled for this month, no comments received.
- 6.) **Strategic Planning Session** – Moving forward with contract...Marie Keister at MurphyEpson is preparing...First activity will be some phone interviews.
- 7.) **Harlem/Troy/Delaware/Porter Townships** – various continuing activity

4. Other Business

- Thanked Mr. Frommer for his service to Delaware County and to the RPC Executive Committee. Also noted that October 30th would be Susan Kuba's last day as Brown Township Zoning Officer.

5. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:25 a.m. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be *Wednesday, September 22, 2021* at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to comment followed by questions from the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #02-21 Amendment to the Subdivision Regulations of Delaware County

RESOLUTION NO. 02-21

RESOLUTION ADOPTING AMENDMENTS TO THE SUBDIVISION REGULATIONS OF DELAWARE COUNTY, OHIO PURSUANT TO THE OHIO REVISED CODE SECTIONS 711.10 and 711.133

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986, October 24, 1991, April 1, 1992, May 27, 1992, November 22, 1996, July 23, 1998; January 2, 2007; June 20, 2013; October 27, 2016; November 30, 2017; April 29, 2021; and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population; and

WHEREAS, the Commission has determined to amend various sections of the Subdivision Regulations of Delaware County, Ohio, in the form attached hereto; and

WHEREAS, the Commission has determined the amendments are in the best interest of the citizens of Delaware County, Ohio.

NOW THEREFORE, upon introduction and motion of Mr. Price, seconded by Mr. Boysel, **BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:**

Section 1. The amended Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the amended Subdivision Regulations of Delaware County is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the amended Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners.

Section 3. Upon approval and adoption of the amended Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of

the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon approval by the Delaware County Commissioners.

Mr. Price made a motion to Approve Resolution 02-21. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA (Final Plats)

10-13.2 Glenmead, Section 2 – Berlin Twp. - 26 lots / 21.899 acres

Conditions

Applicant: Romanelli & Hughes

Subdivision Type: Single Family Residential

Location: North of Cheshire Rd., east of Gregory Rd.

Zoned: R-2 with PRD overlay

Preliminary Approval: 01/29/15

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: CT Consultants

Staff Comments

Glenmead is a subdivision that was originally zoned in September of 2007 and received a Preliminary subdivision approval in March of 2014. That plan showed a number of very deep lots that resulted in a stormwater management system that crossed the backs of many of the lots. The site had been redesigned so that the detention areas can be in open space and the lots can be a smaller, more marketable size and shape.

Section 2 consists of the extension of Glenvale Drive from the stub in Section 1 of Glenmead, as well as Glenbrook Drive; an extension of Whispering Pines Loop from The Pines subdivision to the east. The proposal includes 26 single-family lots that average 0.52 acres with a typical lot size of 100 feet wide by 200 feet deep. The lots are arranged around, and facing, a large 4.7-acre open space in the middle.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **Glenmead, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Glenmead, Section 2. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-19.6.A Liberty Grand District, Sec. 6, Ph. A – Liberty Twp. - 17 lots / 5.669 acres

Conditions

Applicant: M/I Homes

Subdivision Type: Planned Residential

Location: East side of Liberty Grand Blvd., north of Home Rd.

Zoned: POD-18

Preliminary Approval: 11/21/19

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: EMH & T

Staff Comments

Liberty Grand District is located on the east side of Steitz Road between Home Road and Hyatts Road. To date, Sections 1 through 4 of Liberty Grand District have been recorded, while Section 5 has received final plat approval. Section 6, Phase A is in the south west corner of Legacy Road and Liberty Grand Road, adjacent to Subarea F which is entirely open space.

This phase includes 17 buildable lots with an average lot size of 0.14 acres, and a typical lot size of about 40 feet wide and 120 feet deep. Open space acreage is provided behind the homes on the west side of Cutler Drive (runs north/south) and abuts Subarea F.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Liberty Grand District, Section 6, Phase A to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Liberty Grand District, Section 6, Phase A. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-19.6.B Liberty Grand District, Sec. 6, Ph. B – Liberty Twp. - 34 lots / 6.810 acres

Conditions

Applicant: M/I Homes

Subdivision Type: Planned Residential

Location: East side of Liberty Grand Blvd., north of Home Rd.

Zoned: POD-18

Preliminary Approval: 11/21/19

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: EMH & T

Staff Comments

Section 6, Phase B is the remaining phase of Section 6, and is to the east of Section 6, Phase A; adjacent to Section 2. This phase includes 34 buildable lots with an average lot size of 0.17 acres, and a typical lot size of about 42 feet wide and 125 feet deep. A small section of open space is included at 0.08 acres between Section 2 and this phase of Section 6, on the east side of Celebration Road in order to provide an access point to the schools to the east.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **Liberty Grand District, Section 6, Phase B** to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Liberty Grand District, Section 6, Phase B. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

34-21 ZON Brown Twp. Zoning Commission –text amendments – Articles 7, 8, 13 and new 7A

Request

Brown Township is requesting a review and recommendation on proposed changes to their Township Zoning Resolution. The proposed changes include a few corrections to Section references in some of the Articles, some additional language for clarification, and some reorganization of information.

Substantive changes include:

- Additional language in Articles 7 and 8 which permits one sign in subdivisions with or without a model home in order to advertise the subdivision;
- The inclusion of a Section in Articles 7 and 8 which reflects the United States Postal Service requirements for Cluster Box Units (CBUs) for mail delivery;
- Moving the Section on Planned Conservation Farm Residence Subdivisions from Article 7 to a newly created Article 7a;
- Improved consistency and clarity by including flag lots as a Prohibited Use in Article 8;
- The removal of outdated Article 13, Neighborhood Commercial District, because it is no longer needed.

Staff Comments

Staff is supportive of the proposed changes, and would recommend including the additional language

regarding CBUs to all zoning districts which permit residential uses, or place it under General Development Standards.

Staff Recommendations

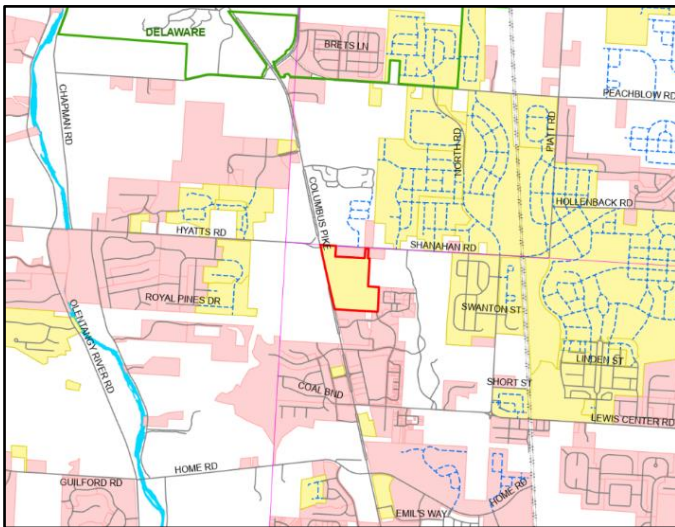
Staff recommends **Conditional Approval** of the text amendments to the Brown Township Zoning Resolution to the DCRPC, Brown Twp. Zoning Commission and Brown Twp. Trustees, *subject to staff comments*.

Commission / Public Comments

Mrs. Kuba agreed that the Cluster Box Unit standards should be added as recommended. The Zoning Commission is continuing to work through the code and would be presenting more articles for RPC review.

Mr. Price made a motion to recommend Conditional Approval of the amendments to the Brown Township Zoning Resolution, subject to staff recommendations. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

35-21 ZON Schottenstein Real Estate Group LLC – Orange Twp. – 54.38 acres from C-2, FR-1 to RCOD



RPC#35-21zon

Schottenstein Real Estate (Orange Summit)
54.38 acres/FR-1 and C-2 to RCOD
Orange Twp.

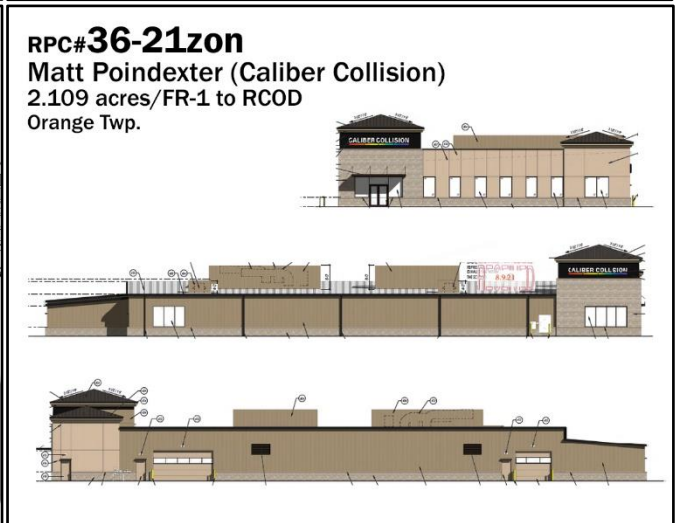
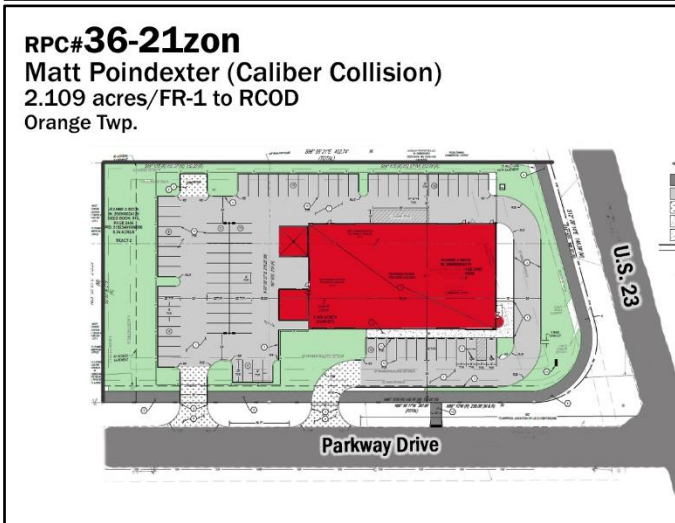
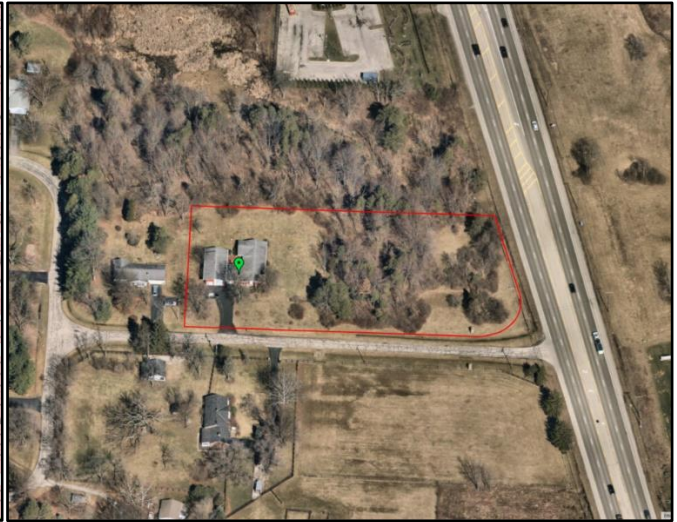
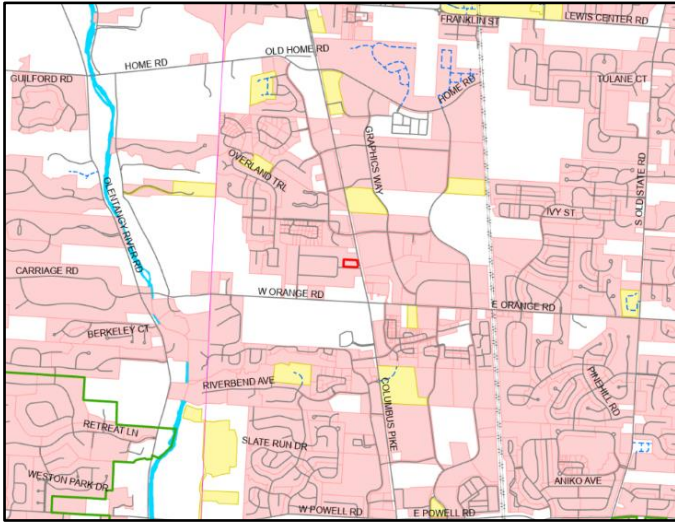


Staff Comments

The project is an application of the Route 23 Corridor Overlay District (RCOD) through a development plan approval for a site at the corner of Shanahan Road and U.S. 23 in Orange Township. The plan includes townhouses, multi-family residential units, Rail Timber Way extension, internal private roads, open space, walking paths and private amenities such as a clubhouse, pool, and dog parks, to be known as Orange Summit Communities. The property’s underlying zoning was Neighborhood Commercial (C-2) and Farm Residential (FR-1). The housing product will include 150 townhome units on the southern roughly 25 acres of the site and 250 multi-family units on the northern roughly 30 acres of the site. The project will utilize all the available residential units in the northern subarea of the overlay.

This project does not constitute a rezoning request since the RCOD overlay is being applied; RPC action is not required. Trustees approved the application of the RCOD to the site on August 16, 2021.

36-21 ZON Matt Poindexter – Orange Twp. – 2.109 acres from FR-1 to RCOD



Staff Comments

The ‘rezoning’ is an application of the Route 23 Corridor Overlay District (RCOD) in conjunction with a development plan for an automotive collision repair center to be known as Caliber Collision on the north side of Parkway Dr., west of US 23. The property’s underlying zoning is Farm Residential (FR-1). The layout indicates a single building with paved areas for parking and storage. An easement is being dedicated along the western border to potentially continue the Pacer Drive backage road from the north.

This project does not constitute a rezoning request since the RCOD overlay is being applied; RPC action is not required. Trustees approved the application of the RCOD to the site on August 16, 2021.

37-21 ZON James Spencer and Jack Nelson – Delaware Twp. – 5.01 acres from FR-1 to PC

Request

The applicants, James Spencer and Jack Nelson, are requesting a 5.01-acre rezoning from FR-1 to Planned Commercial for the development of Flores Landscaping Services LLC.

Conditions

Location: West side of US 42, north of Slack Rd.

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Commercial (PC)

Present Use(s): vacant

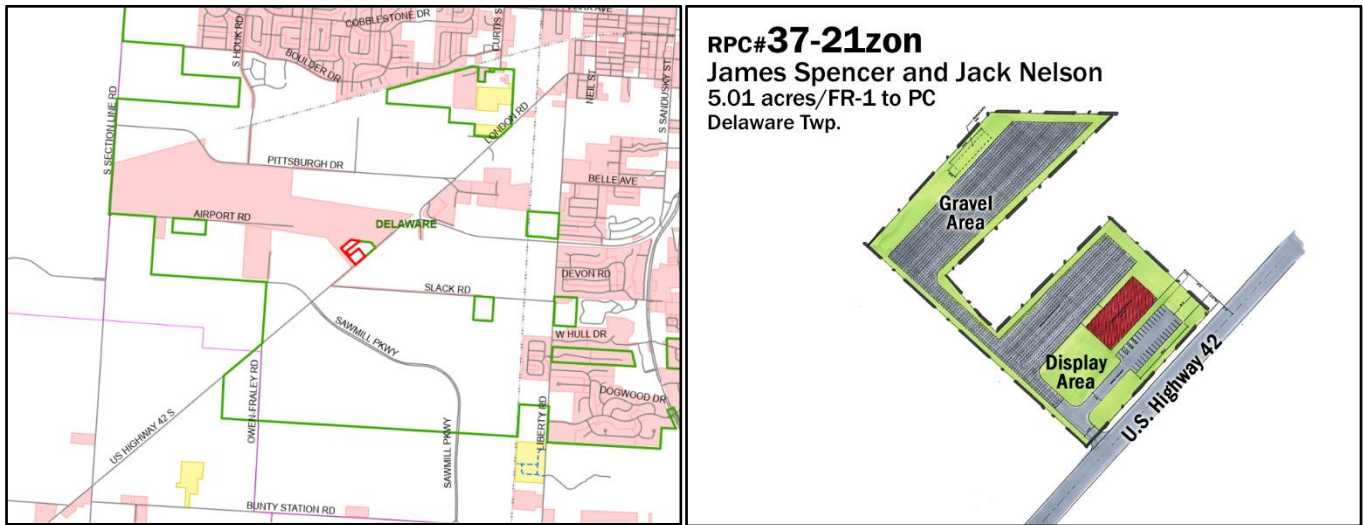
Proposed Use(s): landscaping business

School District: Delaware City

Utilities Available: Del-Co Water and private on-lot treatment systems

Critical Resources: none

Soils: BeA, BeB, PwA



Introduction

This is a request for a rezoning in conjunction with a development plan. The proposal is to rezone an unusually shaped 5.01 acres of a property located on the west side of U.S. 42, between Slack Road and London Road. The rezoning would permit the property to be used as an office site for a landscaping business. The submission includes minimal information – much less detail than is normally expected in a Planned district.

Currently the property is vacant, adjacent to a collection of buildings that include 15 residential addresses. This adjacent parcel is also still in the township. The aerial photography shows a package plant serving the units while the proposal shows a potential septic system at the northern edge of the property. The plan also shows a 32-space asphalt parking area in the front of the property, with the structure located just behind. The area to the rear of the structure is labelled as “Gravel or Open Grass Areas.”

Based on recent projects, an on-site system may be appropriate for a low-impact landscaping business. Without more detail, it is difficult to project the impact of the proposal. At minimum, the applicants should seek to locate

any on-site system closer to the building, possibly shifting the building to the southwest since the soils information indicates Pewamo soils on much of the site, limiting on-site treatment field locations. They may need to work with the adjacent owner to find additional appropriate land.

Comprehensive Plan

Delaware Township does not have an applicable Comprehensive Plan with which to judge the proposal. The neighboring property to the southwest is in the City of Delaware and is currently occupied by a light manufacturing use. The properties to the rear and across U.S. 42 are also in the City of Delaware, and are zoned for General Manufacturing, while the property to the rear is currently occupied by the Delaware Municipal Airport.

Issues

Traffic and access: Northeast-bound, left-turning vehicles may impede traffic on this two-lane state highway, and the proximity of the property to the horizontal curve on U.S. 42 may be problematic in regards to sight distance for vehicles exiting the property. However, the proposed use is not anticipated to generate an excessive amount of traffic. A new access point will be required, and staff recommends the applicant seek an access letter from ODOT to be included with this request to the Township.

Building design: The only information provided for the building is the single-sheet plan, which appears to show a roughly 15,800 s.f. building. Additional detail should be provided regarding the size and design of the structure, include materials to be used. The site is adjacent to the City of Delaware's industrial park which includes very large buildings with limited detail. This building would be much closer to U.S. 42 and the township should expect some level of architectural detail and landscaping as part of site improvement.

Signage: No signage, lighting, or elevation exhibits were submitted, so the applicant will need to conform to the applicable requirements in the Delaware Township Zoning Resolution.

Gravel or Grass Areas: Almost the entirety of the property behind the principal structure is labelled as "Gravel or Grass Areas." The area designated for gravel and grass should be delineated separately in order to determine the amount of gravel areas versus grass. Gravel areas where vehicles will be travelling should be minimized to reduce the amount of dust debris impacting the neighboring properties, as they are currently used as residential apartments.

Sanitary service: As noted above, more detail related to the viability of designing and gaining approval of an on-site system needs to be included with the application.

Divergences

No divergences are requested.

Staff Recommendations

While staff supports the concept of this use in this location, staff recommends **Denial** of the rezoning request by James Spencer and Jack Nelson from FR-1 to PC to the DCRPC, Delaware Twp. Zoning Commission and Delaware Twp. Trustees, *based on the lack of detail related to access, sewage treatment, building detail and design, landscaping, and signage. The applicant should submit an exhibit including such information and delineating the gravel*

and grass areas, minimizing the use of gravel in areas where vehicles are anticipated.

Commission / Public Comments

Mr. Sergio Flores was present to answer questions from the Commission. He stated that the gravel area was for paver display. He also said that timing was a factor in the lack of application detail and could provide more detail to the Township.

Mr. Price made a motion to recommend Denial of the rezoning request by James Spencer and Jack Nelson, based on staff recommendation. Mr. Matlack seconded the motion. VOTE: Unanimously For Denial, 0 Opposed. Motion carried.

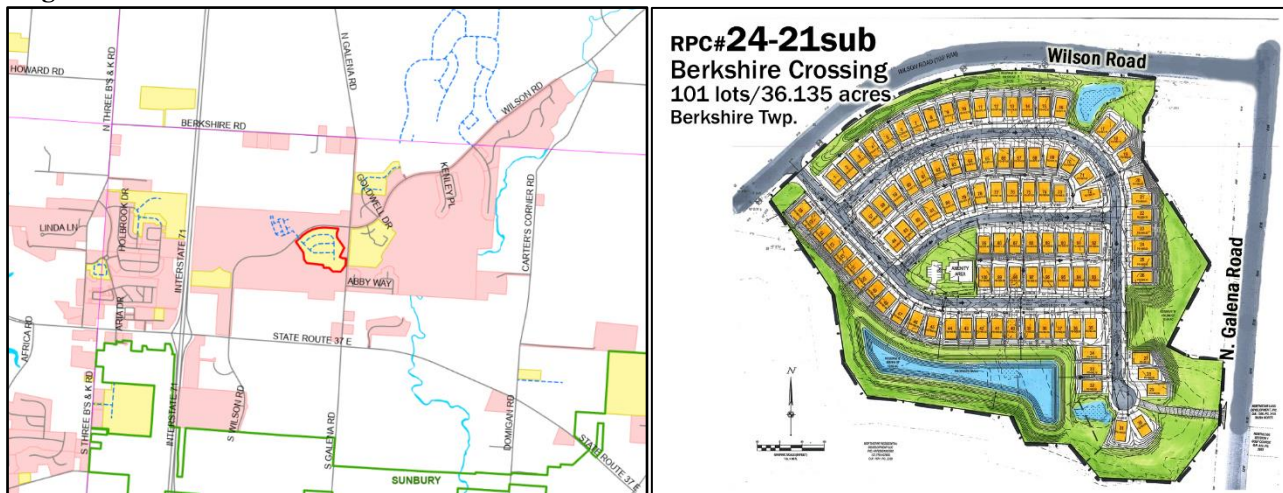
SUBDIVISION PROJECTS

Preliminary

24-21 **Berkshire Crossing – Berkshire Twp. - 101 lots / 36.135 acres**

Conditions

- Applicant:** AMH Development LLC
- Subdivision Type:** Single-Family Residential
- Location:** Southeast side of Wilson Rd., west of N. Galena Rd.
- Current Land Use:** Vacant
- Zoned:** Proposed PMUD Article 17
- Zoning Approval:** pending
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Big Walnut
- Engineer:** CESO Inc.



Staff Comments

This application is for approval of the Preliminary Plan for Berkshire Crossing in Berkshire Township. The

proposal is located on the south side of Wilson Road, west of North Galena Road. The property is just over 36 acres and includes 100 single-family lots and 12.8 acres (35.4%) of open space. An emergency access is provided along North Galena Road as well, and will be paved with proper gates and bollards.

The development uses a single access point from Wilson Road which extends southeast and curves to the east. An intersecting road near the entrance extends northeast then curves south to provide circulation, ending in a cul-de-sac. Another road is included, providing frontage for lots in the center of the site.

The typical lot size is around 55 feet wide and 120 feet deep, or 6,600 square feet. A clubhouse is included as part of the proposal as well. Sidewalks are provided on both sides of the streets throughout, and a multi-use-path is included on Wilson Road, west of the development's entrance.

Many critical features exist on the property. A stream, wetland, and slopes all exist on the east end of the property, but this section is marked to be reserved as a conservation easement. Additionally, the southwest of the property also has a drainage course and associated wetlands. These areas will also be preserved as open space to serve for stormwater management.

A technical review was held on August 17, 2021, after which the applicant has addressed all of the required changes, except that the second access needed to be provided with the first phase of development.

Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Berkshire Crossing** to the DCRPC, subject to resolving any outstanding zoning issues through Berkshire Township and providing the emergency access as part of the first phase of development.

Commission / Public Comments

Mr. Jon Buchanan with CESO was present to represent the applicant. He stated that the applicant understands the need for the emergency access to be included in the first phase.

Mr. Price made a motion for Conditional Preliminary Approval of Berkshire Crossing, subject to staff recommendation. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

15-21 Tranel CAD – Radnor Twp. - 3 lots / 8.195 acres

Conditions

Applicant: Andy Tranel

Subdivision Type: Single Family, Common Access Driveway

Location: North side of Lawrence Rd., west of SR 203

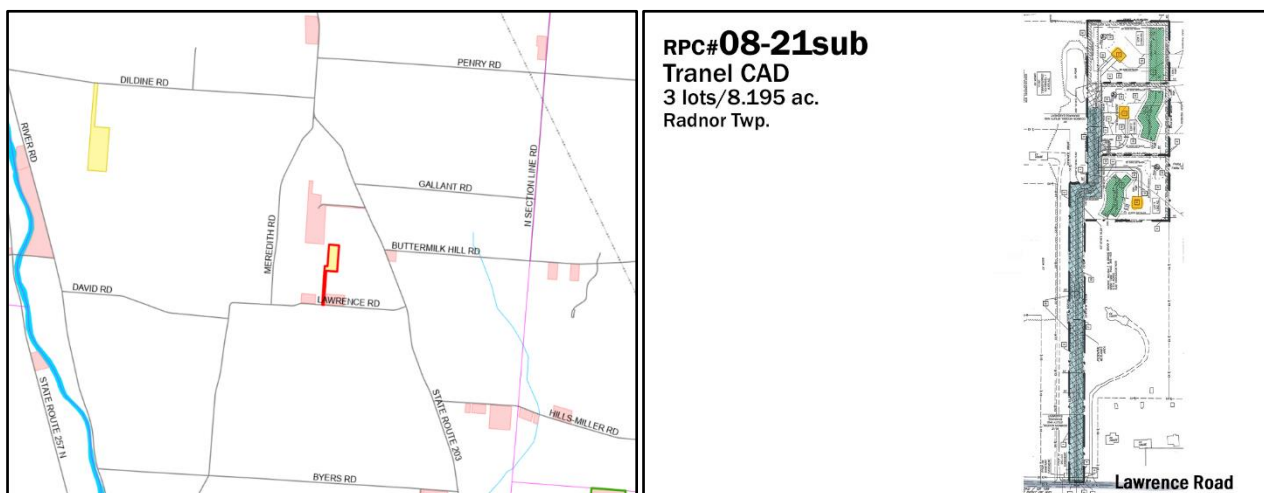
Current Land Use: Vacant

Zoned: Farm Residential (FR-1)

Utilities: Del-Co water and private on-lot treatment systems

School District: Buckeye Valley

Consultant: Plan 4 Land



Staff Comments

This is an application for Preliminary Plan approval of a 3-lot Common Access Driveway in Radnor Township on the north side of Lawrence Road between Meredith Road and S.R. 203. There are three properties involved in the project: two flag lots and a land-locked parcel. The flag portion of the middle lot will be joined to the land-locked parcel to provide the CAD access, and the remaining acreage of the middle lot will then be transferred to the western most flag portion to create only one flag lot.

The land-locked parcel and the joined flag portion of the middle lot will constitute the Tranel CAD with the flag providing the access to three lots. The lots range in size from 1.952 acres to 2.064 acres; all above the minimum lot size requirements. Frontage for all of the lots are in accordance with zoning regulations.

The CAD extends north for a distance of about 1,700 feet, and includes pull-offs in accordance with CAD regulations. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

There are no critical resources located on the site, and it is not located in 100-year floodplain.

A technical review was held on August 17, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Tranel CAD** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Dowley made a motion for Preliminary Approval of Tranel CAD. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Building Safety and Radnor Twp.). Motion carried.

OTHER BUSINESS

- Appointment of the Nominating Committee for Executive Committee members

Chairman Stites appointed David Weade, Doug Price and Dan Boysel to the Nominating Committee. Any member interested in serving on the Executive Committee should contact one of these individuals. There are two positions needing to be filled due to the departure of Mr. Frommer and Mrs. Kuba. The vote will take place at the September Regional Planning Commission meeting.

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:00 p.m. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 30, 2021, 6:30 PM at the Hayes Services Building, 145 North Union St., Conference Room 235, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant